



ISLAND COUNTY SHORELINE MASTER PROGRAM UPDATE

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ABOUT THE SHORELINE MASTER PROGRAM (SMP)

Established under the Shoreline Management Act – passed 1971

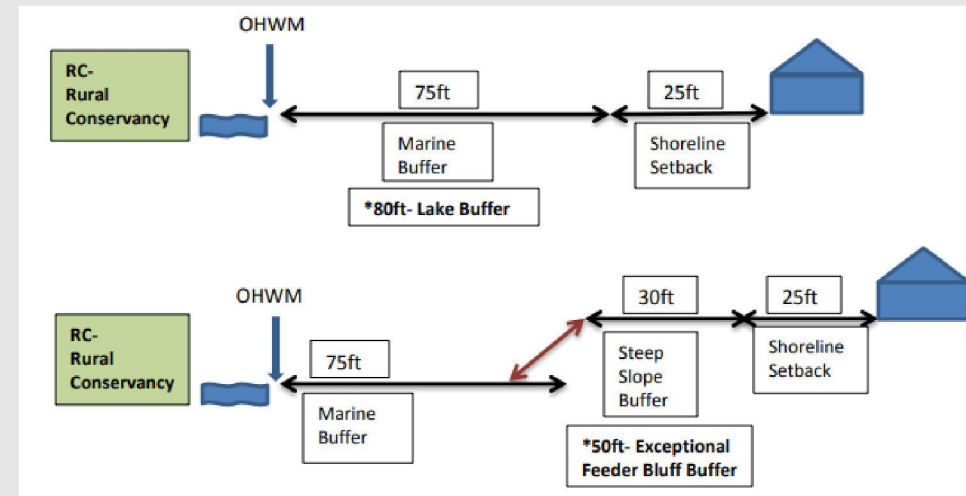
Shoreline Jurisdiction extends inland 200 feet from the Ordinary High Water Mark (OHWM), and also on certain lakes and streams

In Island County, Shoreline Jurisdiction is divided into six (6) different Shoreline Environment Designations (SED), and two (2) distinct overlays in the Shoreline Residential SED

Each SED has different standards for marine buffers, building setbacks, steep slope buffers, and impervious surface ratios

The Shoreline Master Program is jointly adopted by Island County and the Department of Ecology and must be updated on a regular basis

A comprehensive update to the SMP was done in 2016, this update is only a periodic review



KEY TERMS AND ACRONYMS

Shoreline Management Act (SMA)
Shoreline Master Program (SMP)
Ordinary High Water Mark (OHWM)
Shoreline Environment Designation (SED)

Permit Types:

Permitted Uses

- Shoreline Exemption – Limited Review (SHE-LR)
- Shoreline Exemption (SHE)
- Shoreline Substantial Development Permit (SDP)

Other Uses

- Shoreline Conditional Use Permit (SCUP)
- Shoreline Variance (SVAR)

Shoreline Environment Designations (SEDs):

- Natural (N)
- Rural Conservancy (RC)
- Urban Conservancy (UC)
- Shoreline Residential (SR)
 - Shoreline Residential Canal Community (SRCC)
 - Shoreline Residential Historic Beach Community (SRHBC)
- High Intensity (HI)

TIMELINE AND PROCESS

General Process

- Bring topics and materials to the Technical Review Committee
- Then the Planning Commission
- Then the Board of Commissioners
- In that general order for discussion

Jointly Adopted Ordinance

- Island County and Ecology will hold a joint public comment period
- There will be a public comment hearing held during that period
- Island County will adopt locally and then send it on for Ecology to adopt

**Adoption by:
June 2021**

TASKS



STATE COMPLIANCE

State law, rules, and applicable updated guidance that may trigger the need for local SMP amendments



STAFF INITIATED UPDATES

Code changes implementing staff identified process improvements and language clarifications



SHORELINE MAPPING

Ensuring shoreline jurisdiction is accurately mapped, particularly as it relates to coastal lagoons and brackish wetlands, and Historic Beach Communities



SEA LEVEL RISE

Guidance and best management practices for shoreline property owners and coastal communities

SCOPE OF WORK

Tasks covered by the Department of Ecology Shoreline Master Program
Grant



SHORELINE MAPPING

Ensuring shoreline jurisdiction is accurately mapped, particularly as it relates to coastal lagoons and brackish wetlands, and Historic Beach Communities



SHORELINE MAPPING

Ecology issued new guidance clarifying where shoreline jurisdiction technically falls when mapping coastal lagoons and wetlands

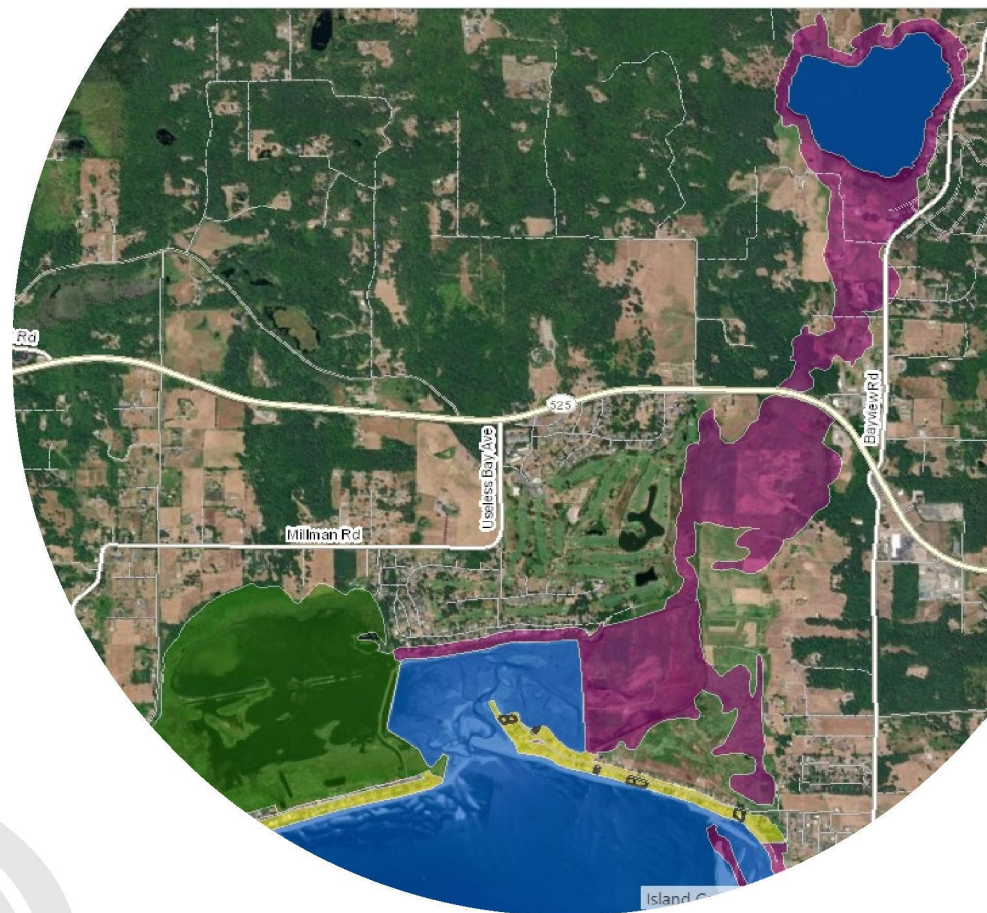
Where coastal lagoons are present, shoreline jurisdiction technically extends 200 feet beyond the boundaries of that lagoon

Where brackish wetlands are present, shoreline jurisdiction also technically extends 200 feet beyond the boundaries of that wetland

Where a fresh water wetland's hydrology is associated with the shoreline environment, the wetland itself falls within shoreline jurisdiction

Shoreline jurisdiction would not extend beyond the wetland boundary

The wetland buffers outlined in the County's Critical Areas Ordinance apply



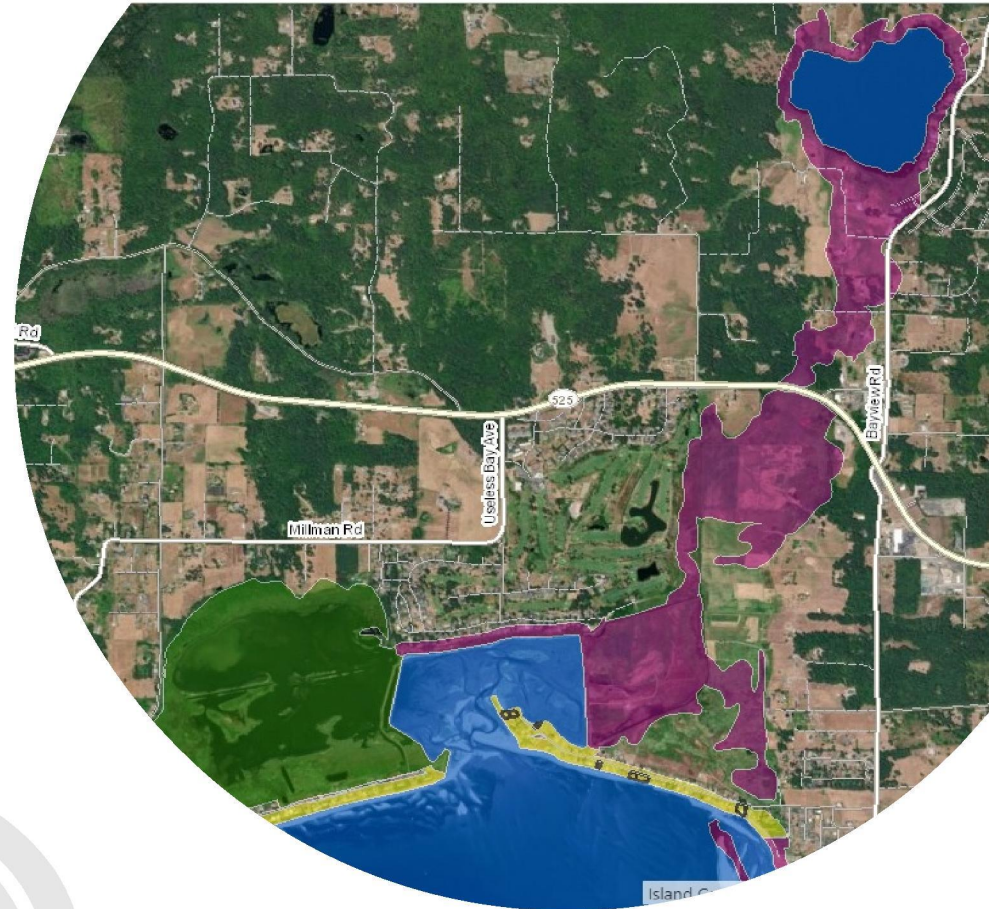
SHORELINE MAPPING

Island County's SMP currently has a list of plats that qualify as Shoreline Residential Historic Beach Community (SRHBC)

Additional areas of SRHBC have been identified on a case-by-case basis using the criteria in the Historic Beach Community definition.

As part of the SMP Update, staff are conducting a map analysis to determine all parts of the Island County shoreline that qualify as SRHBC.

All SRHBC will be designated in a map that will be published as part of the SMP Update, and case-by-case determinations will no longer be made



PLANNING FOR SEA LEVEL RISE

Guidance and best management practices for shoreline property owners and coastal communities



PLANNING FOR SEA LEVEL RISE



PROVIDING GUIDANCE TO INDIVIDUAL PROPERTY OWNERS

Provide information and cultivate greater preparedness for the impacts of sea-level rise to Island County's Historic Beach, Canal, and Feeder Bluff communities.



PROVIDING GUIDANCE TO COMMUNITIES

Develop a framework for community-based coastal resiliency planning



MONITORING

Create a programmatic framework for monitoring the effects of sea level rise as it relates to Island County's Historic Beach, Canal, and Feeder Bluff communities.

PROVIDING GUIDANCE TO INDIVIDUAL PROPERTY OWNERS

Develop Best Managements Practices (BMPs) for:

- Historic Beach Communities
- Canal Communities
- Coastal Bluff Communities (Feeder Bluffs)

Framework for property owners to:

- identify vulnerabilities
- determine appropriate mitigation
- manage risk

Property owners could choose from a toolbox of adaptation options that include strategies for:

- Protection
- Accommodation
- Retreat

Would address private assets such as:

- Residential structures
- Septic tanks and drain fields
- Protective structures and devices
- Soft shore armoring
- Private wells
- Private drives

Property owners would be able to use the sea level rise projections from the WA Coastal Resiliency Project which are based on probabilities, in conjunction with the BMPs to determine their risk tolerance and strategies for their specific property and investments



PROVIDING GUIDANCE FOR COASTAL COMMUNITIES

Development of a framework for community-based long term coastal resiliency planning, to assist communities in preparing for the effects of sea level rise

Program components:

- Identification of vulnerable assets
- Community based strategies for improving resiliency and preparing for the impacts of sea-level rise, examples might include:
 - Community drainfield
 - Property acquisition and restoration
 - Beach nourishment
 - Dike repairs
 - Soft shore projects
- Monitoring, thresholds for action, and lead times
- Financing options



MONITORING SEA LEVEL RISE ON A COUNTY-WIDE SCALE

- Develop a programmatic framework for monitoring the effects of sea level rise
- Inventory existing monitoring programs including:
 - Tide gauge data
 - My Coast App
 - Storm Flooding and Damage reports/ FEMA insurance claims
 - Bluff Erosion modeling (DOE)
- Establish baseline data, quantifiable data points, measurements and related timelines for data collection
- Potential - Identify threshold targets for more regulatory action



PRIORITY SMP UPDATES

Code changes implementing staff identified process improvements, periodic review items, map updates, and language clarifications



PRIORITY SMP UPDATES

Exceptions from Shoreline Permits

SMP jurisdiction over Federal Lands

Historic Beach Community setbacks and map update

Definitions and rules for “boat house”, “over water boat storage”, “boat lift”, and “boat canopy”

Specify that commercial use does not encompass a home industry or home occupation

Update the definition for impervious and add definition of pervious.

Create definition for repair and update the definition for replacement

Update cost threshold for Substantial Development

Update cost threshold for Substantial Development Permit for docks on lakes & rivers



PRIORITY SMP UPDATES

Add Tide Gates as a Conditional Use

Ensure accessory utilities are always a Shoreline Exemption by adding as a appurtenance

Develop a streamlined process for public infrastructure, access, and boat launches

Consider addressing historic commercial facilities

Clarify that forest practices involving only timber cutting are not SMA “developments”

Clarify the process for vegetation maintenance

Update to reference the current Critical Areas Ordinance

Examine impervious surface limits and whether they need to be modified

Combine all sections that provide for variations within the setback and buffer without a variance into one code section



PRIORITY SMP UPDATES

Update the figure for common line setback to be consistent with the language

Consider whether to keep the buffer reduction incentive for soft shore armoring

Establish streamlined process for public access

Clarify whether minimum access necessary means you cannot have both beach access stairs and a tram

Add language that states that lots that have a portion within shoreline jurisdiction can only be subdivided at the boundary of shoreline jurisdiction or landward, if portion within shoreline is not double the minimum density

Clarify whether a Variance is required in the wetland itself, or also the buffer, and whether this includes development in the 100-year floodplain.



PRIORITY SMP UPDATES

Clarify that wing walls and return walls are not permitted on bulkheads. Bulkheads parallel to OHWM

Streamline process for maintenance repair of soft shore armoring

Clarify whether repair of an existing bulkhead on a vacant lot is permitted

Clarify how stabilization is determined to be “existing”

Existing allowance for stabilization without a residence in canal communities may not have been the original intent after evaluating the history of the code

Clarify what it means to be "regulated as new stabilization" or "new structures"

Consider moving “Moorage Facilities” to be under section 100, with the other uses.



PRIORITY SMP UPDATES

Rework the docks, piers, or floats section to clarify the replacement process.

Clarify how applicants can demonstrate need for dock, piers, or floats

Clarify how maintenance dredging is permitted – boat launches have been an issue

Add the 90-day target for local review of WSDOT projects

Clarify process and requirements for emergency actions

Add sections for Shoreline Exemption and Shoreline Exemption-Limited Review



PRIORITY SMP UPDATES

Add process for disputes of Ordinary High Water Mark location

Add new exemption for retrofitting existing structures for Americans with Disabilities Act compliance

Clarify that nonconforming structures can go up in height without additional buffer enhancement, but that permit type may change

HVAC Systems Policy 004/17

Add moratoria authority per the Legislature





THANK YOU!

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